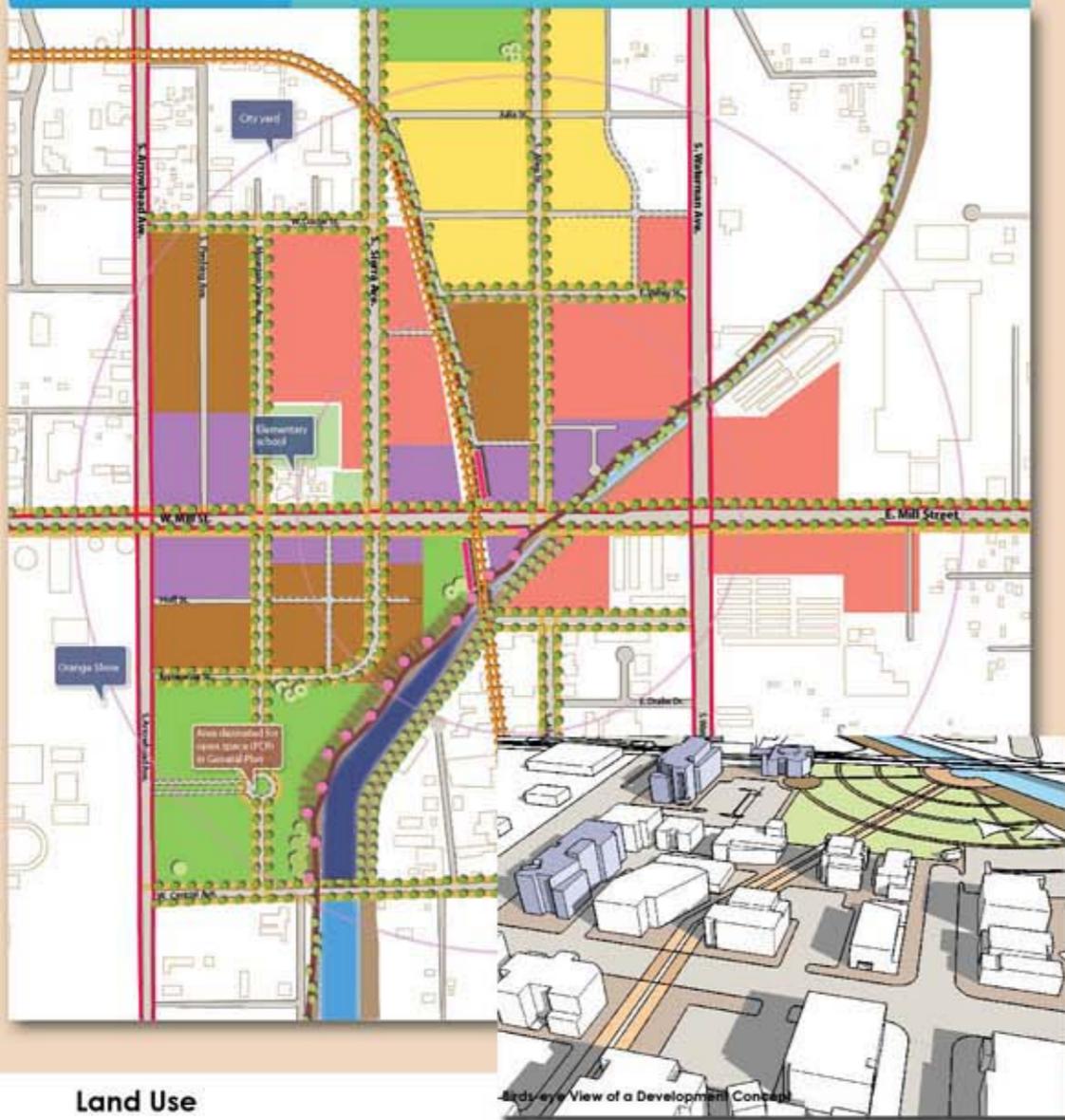


Mill Street Station Area (B)

Alternative 1 Housing and Amenities Maximized



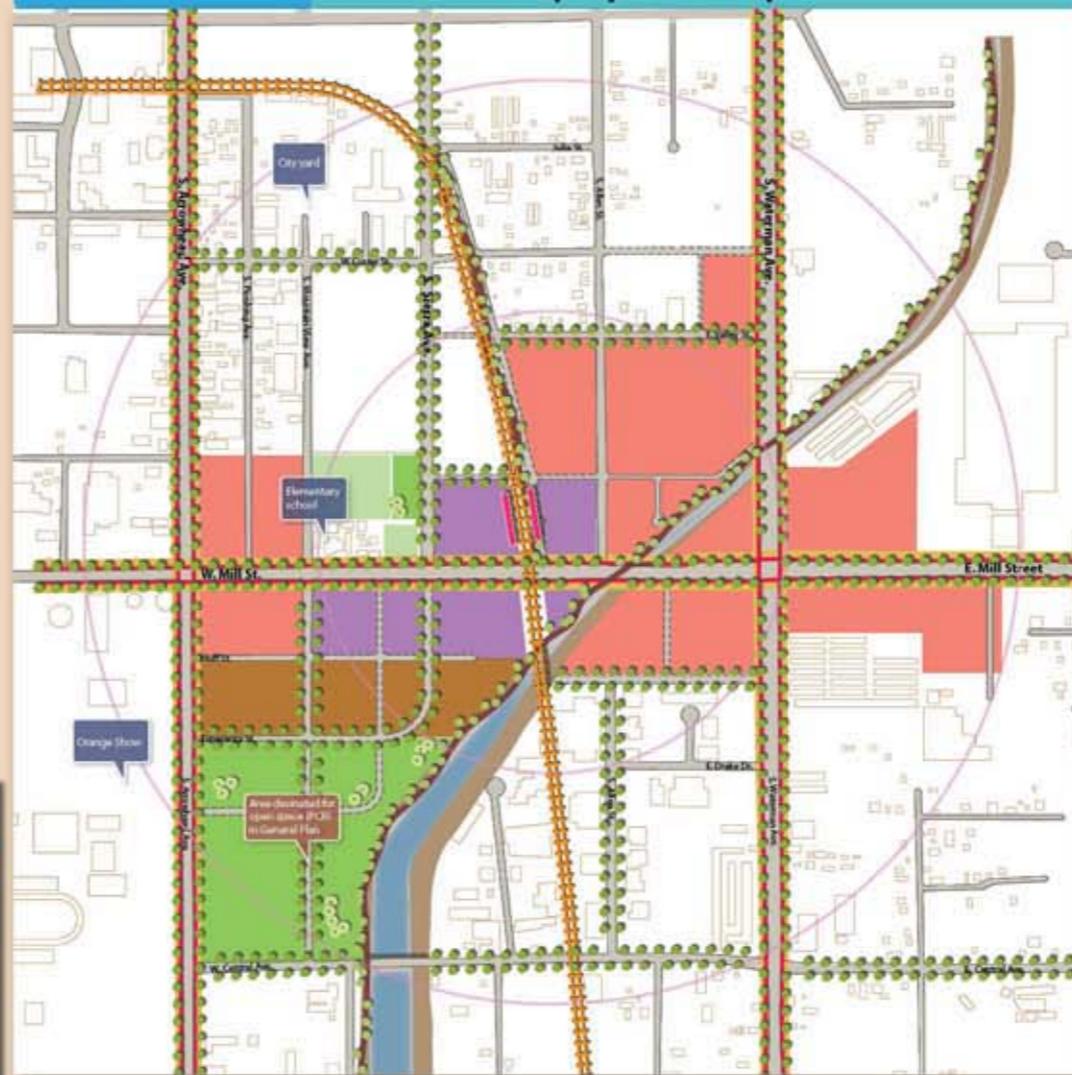
Land Use

- Public gathering space adjacent to station
- Flood control channel modified to create a water feature and major park on land designated as "Recreation"
- Change General Plan "Heavy Commercial" to transit-supportive uses:
 - Downtown residential densities focused around the station, the park, and the school
 - Mixed-use along the Mill Street frontage
 - Infill existing residential neighborhood at 9 du/acre

Linkages

- Regional multi-purpose trails along flood control channel
- New landscaped roadway and trail along railroad tracks north of Mill Street
- Streetscape improvements along Mill Street, Waterman Avenue and Arrowhead Avenue

Alternative 2 Mixed-use Adjacent to Station and Along Mill Street and Employment Emphasis



Land Use

- Change General Plan "Heavy Commercial" to more transit-supportive uses in a portion of the area
 - Mixed use on both sides of Mill Street between Arrowhead Avenue and Allen Street
 - High density residential (min. 24 units/acre) concentrated near "Recreation" designation and adjacent to existing residential neighborhood
 - Offices or other high intensity employment uses
- No change to single-family neighborhood

Linkages

- Regional multi-purpose trails along flood control channel
- New landscaped roadways north and south of Mill Street
- Streetscape improvements along Mill Street, Waterman Avenue, and Arrowhead Avenue

Legend



Proposed Land Uses

- Mixed-use including residential
- Intense employment generating uses such as office, retail, restaurants, hotels
- High density residential use
- Recreation areas
- Infill residential at General Plan intensity
- Parking structure
- Institutional uses
- Industrial uses

Linkages

- Major roadways with bike paths and streetscape improvements
- Major roadways with streetscape improvements
- Streetscape improvements
- Pedestrian only pathways
- Pedestrian bridge
- Trails
- Existing roads
- Conceptual new roadway linkages

Other Elements

- Station
- Railroad track
- City boundary
- Flood channel/river
- Existing open space
- Existing buildings

